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Memorandum

To: Stacey Nerger, Associate Planner

Date: April 23, 2020

From: Tyler Sandt, Development Review Engineer
Michael Grabczyk, P.E. Project Engineer

Cc: Tom Williams, P.E. Director of Public Works and Engineering
Alex Mestdagh, P.E. Engineering Services Manager

Subject: Cottonwood Highlands Filing 7 and 7A1 Final Plats – Engineering 2nd Review

The Engineering Department has reviewed the documents submitted for the Cottonwood Highlands Filing 7 Final Plat. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Road and Storm Plans	March 2020
Final Plat	March 2020
Landscape Plan	March 2020
Public Cost Estimate	March 2020
Utility Plans	March 2020

The site is located south of Cottonwood Drive, north of Parkerhouse Road, and is bisected by Lanceleaf Street. Based on our review we have the following comments:

Traffic and Roadway Review Comments

The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's Roadway Design and Construction Criteria Manual (RDCCM), as revised, July 2015. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

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General Comments

1. The Town is coordinating with the applicant regarding the required signal payments. This includes the potential cash-in-lieu payment for the proposed signal modifications at Cottonwood and Jordan required as part of the Cottonwood Widening. Please note that all obligations set forth in the Cottonwood Highlands Annexation Agreement will be satisfied with the Filing 7 SIA.

Construction Plans

2. On future submittals, please show a phasing line on the Filing 7 overlots grading plan and provide a note stating that only overlots grading is permitted in the Amendment 1 area. No roadway templates or fine lot grading can be conducted until the Amendment 1 grading permit has been pulled.
3. Some of the arrows are hidden on the intersection detail plans.
4. The extensive ramp detail shown on the intersection detail sheets is appreciated. On future submittals, please provide additional cross-slope detail for the proposed intersections with Cottonwood and Parkerhouse. This should eliminate any confusion regarding tying into the existing roads during construction.
5. Add a "Road Closed, to be Extended in the Future" sign to the roadway stub on Milehouse.
6. Add "Private Road No Town Maintenance" signs to all alley accesses.
7. Per previous review, please provide cross-sections for the work on Cottonwood and Parkerhouse.
8. If the applicant is able, please provide the "Model Permit" sheet in the Utility CD's that was previously discussed.
9. Add pedestrian warning signs to the midblock crossings in Amendment 1.

Final Plat

10. Add the following note to the Filing 7 plat:

"Tract S is hereby established as a parcel to be re-platted in the future into buildable lots. At such time as a replat is approved for this tract, public improvements associated with the resulting lots will be determined by a signed and financially secured subdivision agreement

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with each replat application. No portion of the tract shall be developed, including but not limited to, staking, overlot grading, or the erection of any structure, temporary or otherwise, until the property is re-platted and/or site plan approval is obtained, except as allowed for in the Cottonwood Highlands Filing 7 Construction Plans.”

11. It appears that some of the sight triangles requested on the plat were omitted on this submittal, please revise.

Landscape Plan

12. Per previous review, please include the Cottonwood median landscape in the Filing 7 Landscape Plans.

Public Improvements Cost Estimate

13. The cost estimates are in the correct format and will be reviewed further when the project phasing is finalized.

Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker’s, *Storm Drainage and Environmental Criteria Manual (SDECM)*, as revised, February, 2014. Additional regulatory and planning documents were utilized in the review, and are referenced in the comments where appropriate.

Construction Plans

14. To address nuisance flows, provide a shallow 2’ wide grass swale along the downhill edge of all trails where the trail cannot otherwise drain into the adjacent open spaces – The downhill edge being the low side of the trail cross slope. Include and identify drainage chases where necessary.
15. **Sheet 8:** Correct the wall line work to match the shift in the contours and TW/BW callouts.
16. **Sheet 8:** Correct the grading bust by the wall southeast of the intersection of Birch Run and Hightower.

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17. **Sheet 8/9:** The requested swale has been added to the north/south trail located west of Hightower Street. However, the trail is now bermed up from existing grade and does not convey drainage from the west into the swale. Relocate the swale to be west of the trail and extend the swale south all the way to the proposed retaining wall. This will also eliminate additional drainage from running off into the existing lots by the retaining wall. Also provide a rip-rap rundown for the swale into the pond.
18. **Sheet 9:** Provide a defined drainage swale in Tract A between the back of lots Cottonwood Drive. Provide sump inlet immediately uphill of the trail along the eastern site boundary to collect runoff from the swale.
19. **Sheet 9:** Continue the swale behind lots 91A to 104A to Spalding St via a sidewalk chase.
20. **Sheet 9:** Provide a sidewalk chase at the low point of the trail behind lot 44G.

Erosion and Sediment Control

GENERAL COMMENTS

21. It appears the Filing 7 application has been split into two sections, F7 and F7 A1. As such the CBMP plans within each plan set must be designed specific to the improvements with the associated application – one CBMP plan cannot be used for both plan sets. For example, if over lot grading for F7 A1 will be performed with the initial F7 section as shown in the plans, then the initial CBMP plans for F7 A1 should show this grading as the existing conditions and provide initial CBMPs as necessary.
22. A full review of the CBMP plan for the over lot grading is provided for F7. Additional comments for F7 A1 will be provided once the CBMP plan has been revised to be specific to F7 A1.

INITIAL CBMP PLANS

23. Show and identify the TSBs on the initial CBMP plan sheets as well as the interim/final sheets. On the initial CBMP plan sheets, show the sizing information for each TSB and identify the riser pipe and outfall locations.
24. **Sheet 14:** Correct the match lines by the pond and by the knuckle to read Sheet 16.
25. **Sheet 15:** Revise the initial silt fence along Cottonwood Drive to be located behind the existing edge of pavement. This will be removed and replaced as necessary while constructing the Cottonwood Drive improvements.

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INTERIM/FINAL CBMP PLANS

26. **Sheet 17:** Correct the match line sheet number callouts.

27. **Sheet 19:** Remove the silt fence label by the median immediately west of Jordan Rd.

The submittal is not in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*. The submittal must be revised and re-submitted for review.

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to contact the Engineering Department at (303) 840-9546.